

SALE / JOINT VENTURE

MOONSHINE LANDING RV RESORT

2570 U.S. 17, Crescent City, FL 32112



VIDEO

PROPERTY DESCRIPTION

Introducing the proposed Moonshine Landing RV Resort, a premier lakeside destination thoughtfully designed for Crescent City, Florida. Spanning nearly 14 acres on the shores of Crescent Lake, this planned resort will feature a 30-slip private marina, catering to boaters and nature lovers alike. The site plan includes 129 sites including 105 full-service RV sites, and a mix of 24 cabin and glamping tent sites, all nestled within a beautifully landscaped setting. Planned amenities include a welcoming clubhouse, events building, pool, restaurant, comfort station, dog park, playgrounds, and recreation courts for pickleball, volleyball, gaga ball, and cornhole. Guests will navigate the grounds via golf cart paths, and enjoy peaceful lake views, open seating areas, and ADA-accessible pads. With a perfect blend of leisure, convenience, and natural beauty, Moonshine Landing is poised to become a top-tier Florida getaway and a compelling opportunity for investors seeking long-term returns in the outdoor hospitality sector.

PROPERTY HIGHLIGHTS

- Lakefront RV and cabin resort in a high-demand recreation market
- Diverse revenue streams from RV, cabin, tent, and amenity rentals
- Room for premium upcharges (waterfront, buddy sites, ADA-accessible pads)
- Full city water / sewer utilities and no impact fees

LOCATION DESCRIPTION

Discover lakefront living in charming Crescent City, Florida—nestled between Crescent Lake and Lake Stella. Enjoy fishing, boating, and sunsets in a laid-back, historic town known for its natural beauty and small-town feel. With quaint shops, scenic parks, and easy access to St. Augustine and Orlando, Crescent City offers the perfect blend of recreation and relaxation. Live where every day feels like a getaway.

-----LOCATED IN A QUALIFIED OPPORTUNITY ZONE-----

OFFERING SUMMARY

Sale Price: \$2,499,000

Lot Size: 14.6 Acres

DEMOGRAPHICS	25 MILES	50 MILES	75 MILES
Total Households	85,398	912,695	2,385,778
Total Population	206,371	2,197,265	6,064,914
Average HH Income	\$84,759	\$96,050	\$96,901

Bob Buckmaster, CCIM
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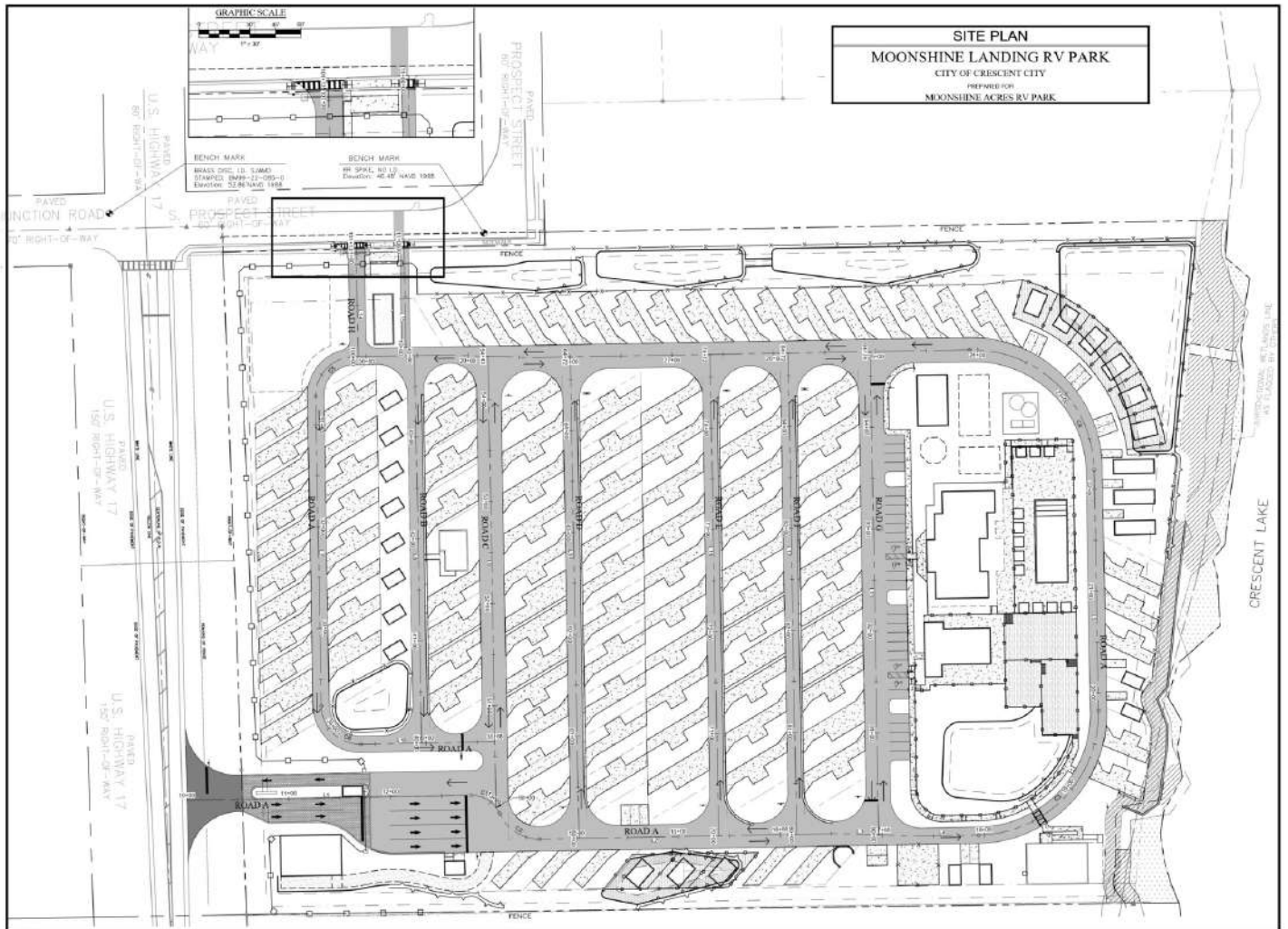


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Opportunity Zones: A Smart Investment with Tax Advantages

What Are Opportunity Zones?

Opportunity Zones are designated areas across the U.S. created under the 2017 Tax Cuts and Jobs Act to spur economic development and job creation in distressed communities. These zones offer substantial tax benefits to investors who reinvest eligible capital gains into Qualified Opportunity Funds (QOFs).

Why Invest in an Opportunity Zone?

1. Capital Gains Deferral Defer taxes on capital gains invested in a QOF until the earlier of:

- The date the QOF investment is sold, or
- December 31, 2026

2. Tax Reduction (Expired as of 2022)

Originally, holding your QOF investment for 5 or 7 years reduced the deferred gain by 10% or 15%. These benefits are no longer available unless grandfathered in.

3. Tax-Free Growth

If the QOF investment is held 10+ years, any gains on that investment are 100% tax-free.

Where Are They Located?

Opportunity Zones span 8,700+ census tracts nationwide, including urban, suburban, and rural areas. Local governments nominated these areas for economic revitalization. Use online tools like [OpportunityZones.gov](https://www.opportunityzones.gov) to find zones by address.

What Qualifies as a QOF Investment?

- Real estate development or redevelopment
- Business investments located within a zone
- Startups or expansions in qualifying tracts

Investments must be made through a Qualified Opportunity Fund, not directly.

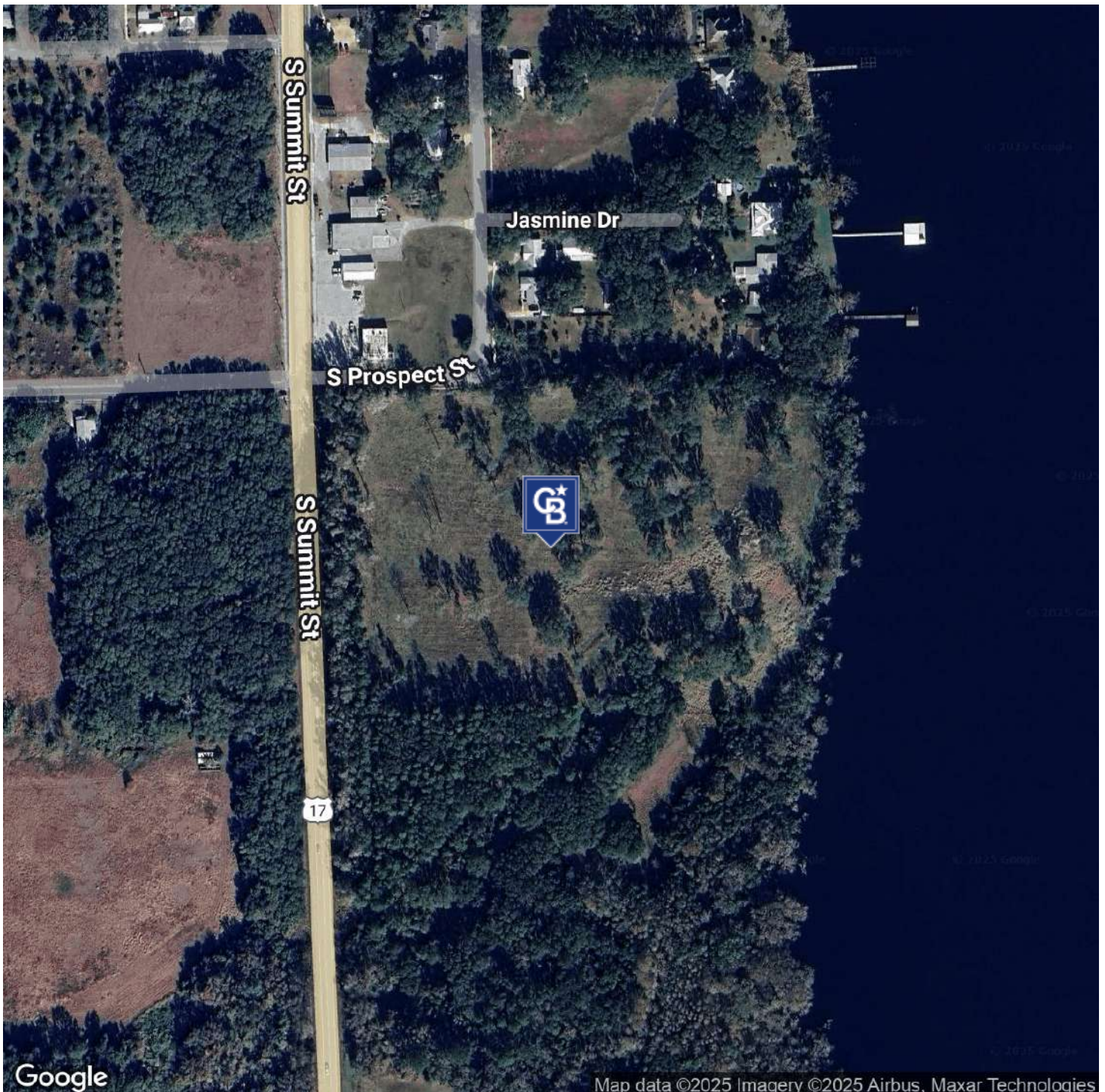
Key Considerations

- Must reinvest eligible capital gains within 180 days of sale.
- Compliance with IRS rules is essential - consult a tax advisor or fund manager.
- Long-term hold is crucial for maximum benefits (10+ years).

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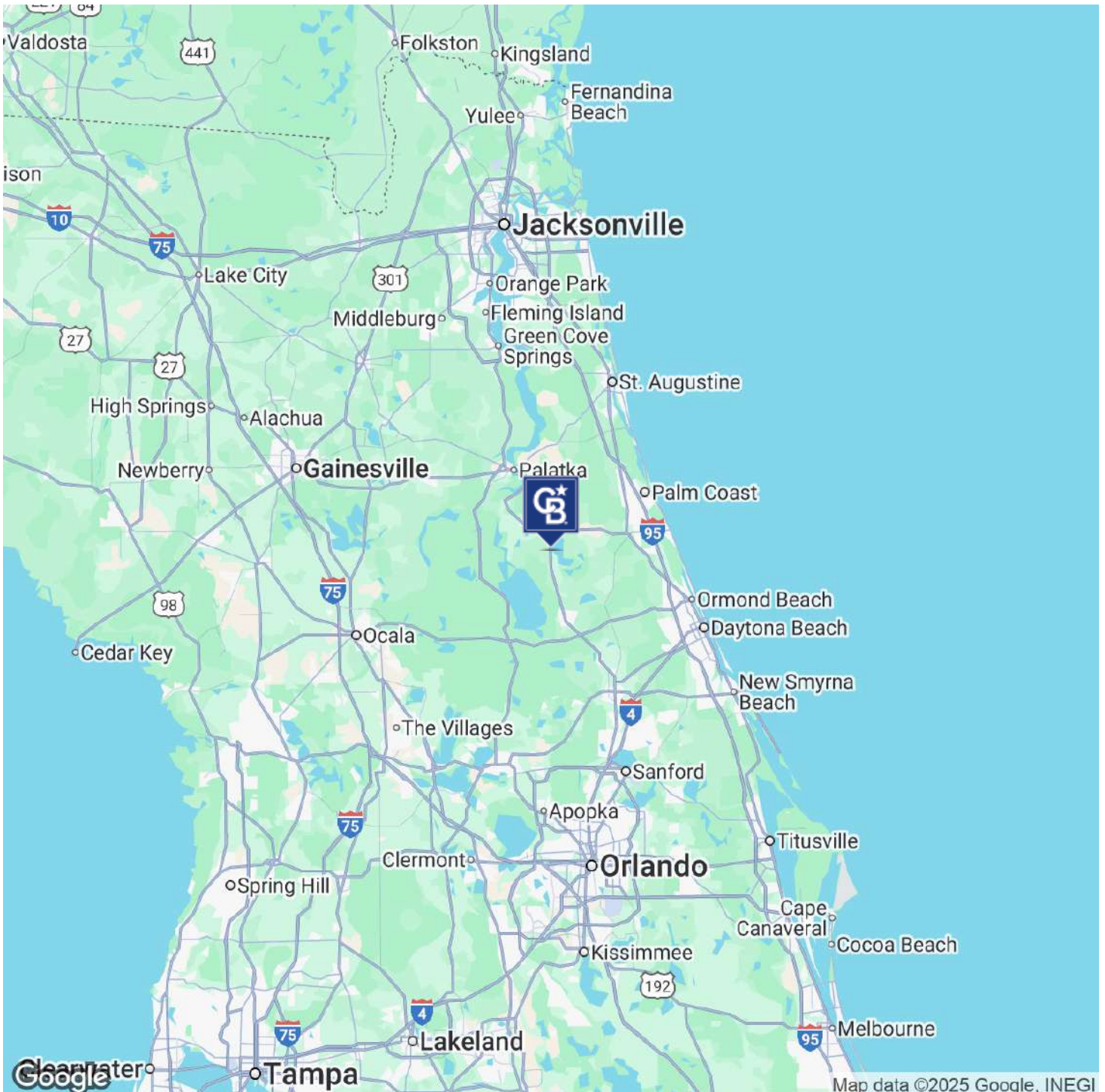


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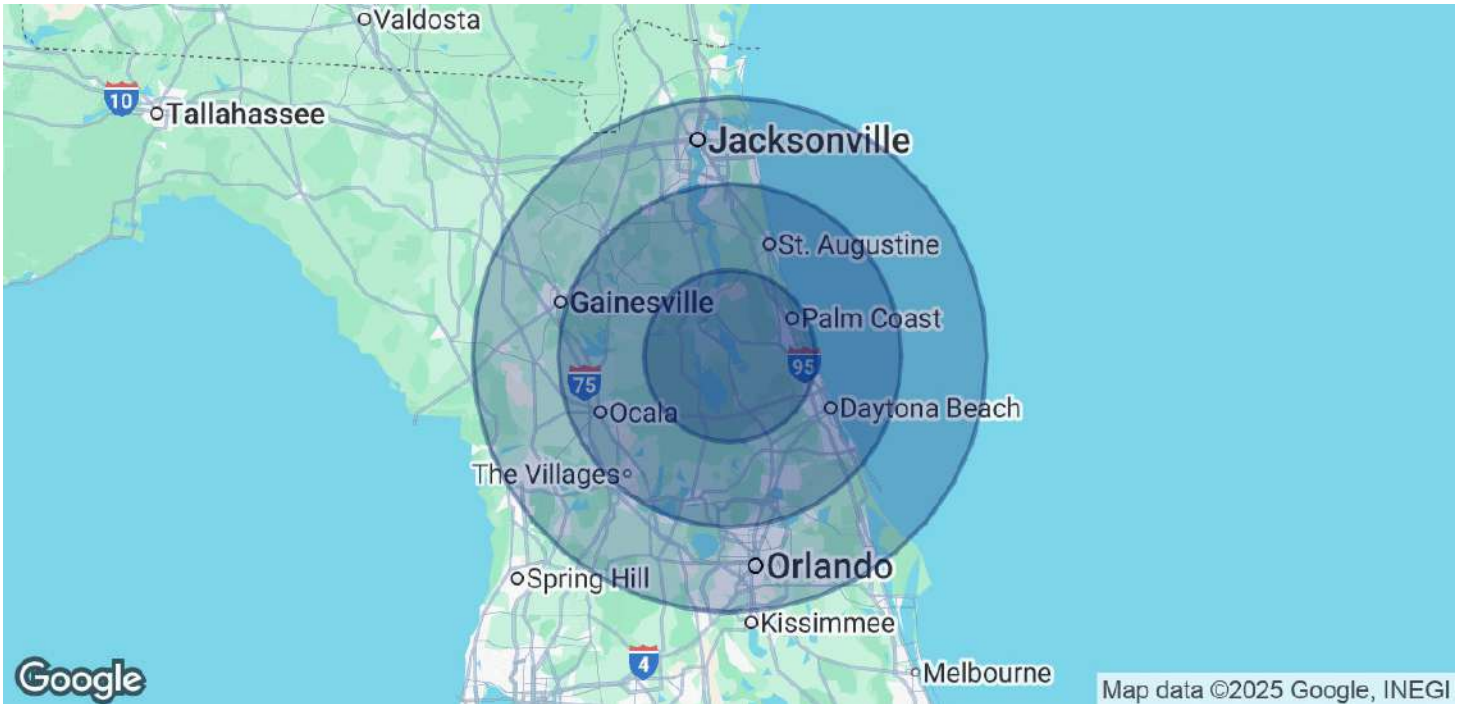


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POPULATION	25 MILES	50 MILES	75 MILES
Total Population	206,371	2,197,265	6,064,914
Average Age	48	47	43
Average Age (Male)	47	46	42
Average Age (Female)	49	48	44
HOUSEHOLDS & INCOME	25 MILES	50 MILES	75 MILES
Total Households	85,398	912,695	2,385,778
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$84,759	\$96,050	\$96,901
Average House Value	\$334,602	\$360,596	\$366,438

Demographics data derived from AlphaMap

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